175.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,700 / 671,700
					USE VALUE:	671,700 / 671,700
					ASSESSED:	671,700 / 671,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
355		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XIA CHENFANG &			
Owner 2:	LAI YAFANG			
Owner 3:				
Street 1:	355 APPLETON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	GILL ISABEL M -
Owner 2:	-
Street 1:	355 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Brick Veneer Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6407.000	242,800	400	428,500	671,700
Total Card	0.147	242,800	400	428,500	671,700
Total Parcel	0.147	242,800	400	428,500	671,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.09 | /Parcel: 407.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117180
GIS Ref	
GIS Ref	
Insp Date	08/18/18

!13640!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,800	400	6,407.	428,500	671,700		Year end	12/23/2021
2021	101	FV	234,600	400	6,407.	428,500	663,500		Year End Roll	12/10/2020
2020	101	FV	234,500	400	6,407.	428,500	663,400	663,400	Year End Roll	12/18/2019
2019	101	FV	199,100	400	6,407.	422,400	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	195,600	400	6,407.	324,500	520,500	520,500	Year End Roll	12/20/2017
2017	101	FV	195,600	400	6,407.	306,100	502,100	502,100	Year End Roll	1/3/2017
2016	101	FV	195,600	400	6,407.	281,600	477,600	477,600	Year End	1/4/2016
2015	101	FV	183,700	400	6,407.	263,300	447,400	447,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:26:35

LAST REV

Date	Time
06/21/19	08:31:46
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILL ISABEL M,	68329-345		11/1/2016		570,000	No	No		
	6634-356		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	405	Redo Kit	12,800	C				
11/15/2017	1529	Insulate	2,700	C				
12/6/2013	1778	Re-Roof	7,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
7/19/2018	MEAS&NOTICE	CC	Chris C
4/18/2017	SQ Returned	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
10/16/2008	Meas/Inspect	345	PATRIOT
3/1/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6407		Sq. Ft.	Site		0	70.	0.96	6									428,546						428,500	

Total AC/HA:	0.14708	Total SF/SM:	6407	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,546	Spl Credit		Total:	428,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.01505530
Adj $ / SQ:	150.736
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351832
Depreciation:	109068
Depreciated Total:	242764

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

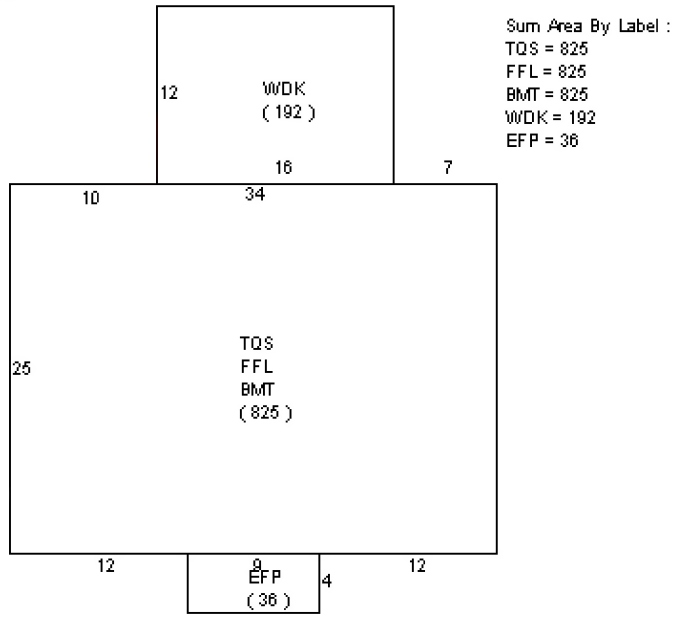
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.74
Special Features:	0	Val/Su Net:	97.24
Final Total:	242800	Val/Su SzAd	168.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	825	52.570	43,369
FFL	First Floor	825	150.740	124,357
TQS	3/4 Story	619	150.740	93,268
WDK	Deck	192	11.380	2,184
EFP	Enclos Porch	36	73.690	2,653

Net Sketched Area:	2,497	Total:	265,831
Size Ad	1443.75	Gross Area	2703	FinArea	1650
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 X 12	A	AV	1970	5.38	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc